



Carolgate House Carolgate, Retford DN22 6DY

welcome to

Carolgate House Carolgate, Retford

****NO UPWARD CHAIN**** Investor or first time buyer opportunity. First floor one bedroom flat with kitchen, living room and shower room. Ideally located for plenty of amenities in Retford town centre.



Entrance Hall

Neutral decor.

Living Kitchen

20' 9" max x 9' 7" (6.32m max x 2.92m)

Fitted with a good range of wall and base units, complementary work surfaces and sink and drainer unit. Integrated appliances including electric hob and electric oven. Space for dish washer and fridge freezer. Electric panel heater and double glazed window.

Bedroom

16' 7" max x 11' 2" (5.05m max x 3.40m)

Neutral decor, electric heater and two double glazed windows.

Bathroom

Fitted with wc, wash hand basin and shower cubicle. Complementary flooring and two double glazed windows.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- NO UPWARD CHAIN
- One bedroom first floor flat
- Investor or first time buyer opportunity
- Living room, kitchen and shower room
- Ideally located for plenty of amenities in Retford town centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 752.77

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 21 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



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Property Ref:
RFD109932 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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